

AN ORDINANCE 101595

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 5.731 acres out of NCB 593 and NCB 595 and the South 52 feet of Lots 1 and 2, Block 1, NCB 595 from (HS) "I-1" Historic Significant, General Industrial District to (HS) "IDZ" Historic Significant, Infill Development Zone District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on October 30, 2005.

PASSED AND APPROVED this 20th day of October, 2005.



M A Y O R

PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: Z-1.

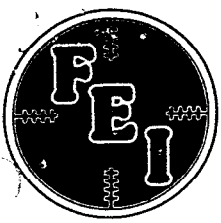
Date: 10/20/05

Time: 02:03:36 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005201 (District 2): An Ordinance changing the zoning district boundary from (HS) "I-1" Historic, Significant, General Industrial District to (HS) "IDZ" Historic, Significant, Infill Development Zone District on 5.731 acres out of NCB 593 and 595 and the South 52 feet of Lots 1 and 2, Block 1, NCB 595, 1617 and 1631 East Commerce Street as requested by Friedrich Lofts, Ltd., Applicant, for Friedrich Lofts, Ltd., Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELÉNA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		



Z2005201

Fisher Engineering, Inc.

EXHIBIT A
1 OF 4

PAGE 1 OF 2

FIELD NOTES
FOR A
5.731 ACRE TRACT

THIS CERTAIN 5.731 ACRE TRACT OF LAND, BEING A PORTION OF LOTS 1 AND 2, AND ALL OF LOTS 3 THROUGH 18, BLOCK 1, NEW CITY BLOCK 595, AND ALL OF LOTS 1 THROUGH 18, BLOCK "A", NEW CITY BLOCK 593, AND ALL THAT PORTION OF PASO HONDO STREET BETWEEN NEW CITY BLOCK 593 AND 595 (CITY ORDINANCE NO 5697, APRIL 14, 1947) SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 7547, AT PAGES 523-525, AND VOLUME 3892 AT PAGES 1341-1346, DEED RECORDS OF BEXAR COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN "X" AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF EAST COMMERCE STREET AND THE EAST RIGHT OF WAY LINE OF NORTH OLIVE STREET FOR THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, NEW CITY BLOCK 595, AS THE POINT OF BEGINNING;

THENCE: NORTH 00 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF NORTH OLIVE STREET, 543.60 FEET TO AN IRON PIN FOUND, BEING THE NORTHWEST CORNER OF LOT 10, BLOCK "A", NEW CITY BLOCK 593, OF THIS 5.731 ACRE TRACT;

THENCE: NORTH 89 DEGREES 59 MINUTES 39 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF GIBBS STREET, 428.01 FEET, TO AN IRON PIN FOUND, BEING THE NORTHEAST CORNER OF LOT 18, BLOCK "A", NEW CITY BLOCK 593, OF THIS TRACT;

THENCE: SOUTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF PINE STREET, 600.73 FEET TO AN IRON PIN FOUND, BEING THE SOUTHEAST CORNER OF THIS TRACT;

VOL 17914 PG 1474

EXHIBIT A

To Ordinance No. _____
Passed and Approved on
October 20, 2005

08-6148 • e-mail: fei@txdirect.net

72005201

PAGE 2 OF 2

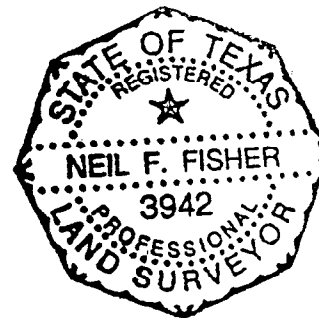
THENCE: WITH THE SOUTHERLY LINE OF SAID PROPERTY AS FOLLOWS;

1. NORTH 75 DEGREES 43 MINUTES 14 SECONDS WEST, 129.50 FEET TO AN IRON PIN FOUND, BEING AN ANGLE POINT ;
2. SOUTH 00 DEGREES 04 MINUTES 14 SECONDS EAST, 52.00 FEET TO AN "X" FOUND IN CONCRETE, BEING AN ANGLE POINT;
3. NORTH 75 DEGREES 43 MINUTES 14 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF EAST COMMERCE STREET, 312.76 FEET, TO THE BEGINNING AND CONTAINING 5.731 ACRES (249,647 SQ. FT.) OF LAND.

THIS DESCRIPTION IS BASED ON A LAND TITLE SURVEY AND PLAT MADE UNDER MY SUPERVISION IN MARCH 1999(NOTE: ALL PIN HEREIN DESCRIBED ARE ½ INCH IRON REBAR)



NEIL F. FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
FISHER ENGINEERING, INC.
PROJECT#990362A
04/05/99



THESE FIELD NOTES MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS GOVERNMENT ENTITIES.

VOL 7914 PG 1475



Fisher Engineering, Inc.

CASE NO: Z2005201

Staff and Zoning Commission Recommendation - City Council

Postponed from October 13, 2005

Date: October 20, 2005

Zoning Commission Meeting Date: September 06, 2005

Council District: 2

Ferguson Map: 617 B6

Applicant:

Friedrich Lofts, Ltd.

Owner:

Friedrich Lofts, Ltd.

Zoning Request: From (HS) "I-1" Historic, Significant, General Industrial District to (HS) "IDZ" Historic, Significant, Infill Development Zone District

5.731 acres out of NCB 593 and 595 and the South 52 feet of Lots 1 and 2, Block 1, NCB 595

Property Location: 1617 and 1631 East Commerce Street

Bound by Gibbs Street, North Pine Street, East Commerce Street, and North Olive Street

Proposal: To develop a mixed-use building

Neighborhood Association: Dignowity Hill Neighborhood Association and Nevada Street Neighborhood Association (within 200 feet)

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required for the "IDZ" Infill Development Zone Districts.

Staff Recommendation:

Consistent

The Downtown Neighborhood Plan recommends education-arts-medical mixed-use district with mid-rise, 5 stories, and a maximum of 50 units/acre on Commerce Street.

Approval

There is a warehouse building currently situated on the subject property. The building is partially utilized for office space and parking. The remainder of the building is vacant. The properties to the south located on Commerce Street are primarily commercial, while the property to the east is a cemetery. The Carver School and Community Center are located to the west. The property to the north is undeveloped and zoned for residential mixed and industrial.

The applicant has applied for "IDZ" Infill Development Zone District in order to create a mixed-use community. This zoning district would allow for uses permitted in residential, office, neighborhood commercial, commercial, and downtown districts. "IDZ" districts are intended to provide a more flexible approach to the development of infill projects. The current code requirements could make the redevelopment of this structure difficult due to the nature of the existing property. The "IDZ" district would not require the development to adhere to several standards such as setback requirements, parking, parks and open space, or buffer requirements. The Master Plan encourages the development of mixed-use communities as well as infill development in Downtown San Antonio.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005201

ZONING CASE NO. Z2005201 – September 6, 2005

Applicant: Friedrich Lofts, Ltd.

Zoning Request: (HS) "I-1" Historic Significant General Industrial District to (HS)
"IDZ" Historic Significant Infill Development District.

Eugene Seymore, representing the applicant, stated the purpose of this request is to allow mixed use such as architectural firms, website design firms, interior design, furniture sales and small warehousing operation. He stated the overall plan for the property would be approximately 200,000 square feet for commercial use and 70, 000square feet for residential use.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Dignowity Hill and Nevada Street Neighborhood Associations.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Kissling to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,
McAden, Avila, Stribling

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Kissling to recommend approval.

